

2207 MORRIS Road, Airdrie T4A 1W2

MLS®#: **A2159774** Area: **Meadowbrook** Listing **08/23/24** List Price: **\$619,700**
 Status: **Active** County: **Airdrie** Change: **-\$300, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **4,650 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,893**
 Low Sqft:
 Ttl Sqft: **1,893**

DOM

26
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Underground Sprinklers,Private,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Jetted Tub,Laminate Counters,No Smoking Home,Separate Entrance,Storage,Vinyl Windows,Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------------|-------|---------------|------------------|----------|----------------|
| Living/Dining Room Combination | Main | 18`6" x 14`5" | Kitchen | Main | 11`11" x 8`6" |
| Breakfast Nook | Main | 14`0" x 7`6" | Foyer | Main | 6`1" x 3`6" |
| Bedroom - Primary | Upper | 15`7" x 12`8" | 4pc Ensuite bath | Upper | 9`0" x 8`6" |
| Bedroom | Upper | 14`6" x 8`5" | Bedroom | Upper | 10`7" x 9`2" |
| 4pc Bathroom | Upper | 7`1" x 4`10" | Family Room | Lower | 15`11" x 15`5" |
| Bedroom | Main | 9`3" x 9`1" | Laundry | Lower | 9`3" x 9`1" |
| 3pc Bathroom | Lower | 7`3" x 6`0" | Family Room | Basement | 16`4" x 9`9" |

Bedroom
Storage

Basement
Basement

16`0" x 12`1"
31`9" x 16`6"

Furnace/Utility Room

Basement

7`7" x 4`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8410630

Remarks

Pub Rmks: **Charming Home in a Prime Location with Timeless Appeal! Discover this beautifully characteristic home, nestled in an incredible location, surrounded by mature trees and captivating curb appeal. Step inside to a spacious entryway with a convenient coat closet and ascend to the main living space where vaulted ceilings create an open, airy atmosphere. The formal dining area, bathed in natural light from the large windows, offers an ideal setting for gatherings, adjacent to a bright conversation space perfect for entertaining. The well-designed kitchen boasts stainless steel appliances, a composite sink with serene views of the rear yard, a centre island with a flush eating bar, and abundant counter and cupboard space. Enjoy seamless access to the covered upper WEST-facing deck, complete with a BBQ gas line—perfect for outdoor dining and relaxation. Overlooking the lower level, an additional dining space looks down on a beautifully appointed living room featuring custom built-in showcase cabinets, a cozy gas fireplace with 100-year-old Chicago Brick, and a wet bar with built-in cabinets and a beverage cooler. Sliding patio doors lead to the lower WEST rear deck and a lush backyard that backs onto a picturesque path system and mature landscaping. The lower level also includes one of five bedrooms (currently used as an office), a stylish 3-piece bath with a fully tiled walk-in shower, and a convenient laundry area. Upstairs, the home's upper-level hosts three spacious bedrooms, including a large primary suite with his and her closets, a luxurious 4-piece ensuite with a jetted soaker tub, granite countertop, and a walk-in shower. An additional updated 3-piece main bath with a fully tiled shower and granite countertop completes the upper level. The basement offers even more living space, with a generous living room, a fifth bedroom, and incredible storage space. The double attached garage includes storage shelves and a workbench, providing ample space for projects and organization. With newer windows on the main and upper levels, a new 50-gallon hot water tank in 2022, and a mid-efficient furnace, this home is as functional as it is charming. Situated close to top-rated schools, walking paths, a recreation center, and all essential amenities, this property offers the perfect blend of timeless design and modern convenience. Don't miss your chance to call this remarkable home yours!**

Inclusions: **T.V. Wall Mount, Central Vac & Attachments (as-is/not currently connected), Storage Shed**

Property Listed By: **Grassroots Realty Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













